

# FLEMINGSBURG, KY

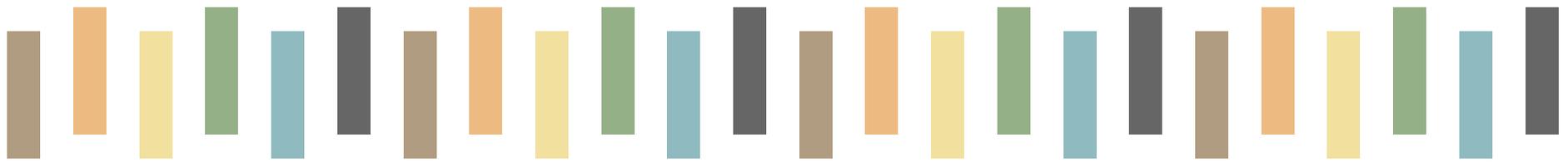
*We've Got You Covered*

**FLEMINGSBURG**  
**Downtown Action Plan**  
**2022**



Community & Economic  
Development Initiative  
of Kentucky

Department of Landscape  
Architecture



# AUTHORS

## *LEAD STAFF*

### **Ryan Sandwick, MSc. AoU**

CEDIK and the Department of Landscape Architecture

### **Cameron Correll**

CEDIK and the Winchester Design Studio

### **Jessica Evans**

CEDIK Community Arts

## *FACULTY MENTORS*

### **Alison Davis, PhD.**

CEDIK and the Department of Agricultural Economics

### **Dan Kahl, PhD.**

CEDIK and the Department of Community and Leadership Development

### **Jayoung Koo, PhD.**

Department of Landscape Architecture

## *INTERNS*

### **Aileena Roberts**

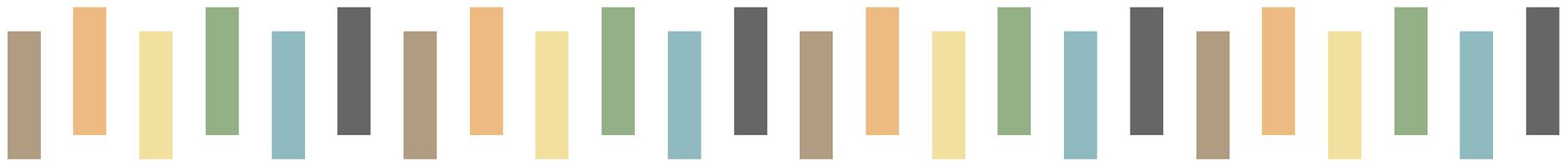
BS Landscape Architecture (2024)

### **Felix Lowery**

BS Landscape Architecture (2023)

### **Rosalie Glenski**

BFA Interiors / Historic Preservation (2023)



# TABLE OF CONTENTS

## 6 EXECUTIVE SUMMARY

### 8 Chapter 1. INTRODUCTION

- 8 Background
- 8 What is CEDIK?
- 9 Community Design Program
- 11 About this Plan
- 11 The Process

### 12 Chapter 2. DOWNTOWN IMPORTANCE

- 13 Downtown Revitalization
- 13 Downtown Uses
- 15 What Does This Mean For Flemingsburg Today?
- 17 The Downtown Public Realm
- 18 Public Realm Conditions

### 20 Chapter 3. INVENTORY

- 20 What Makes Downtown Flemingsburg Unique?
- 21 Inventory Process
- 22 Native American History
- 23 Early Settlements and

- 23 Developments in Flemingsburg
- 24 Demographic Snapshot
- 25 Regional Context
- 27 Buildings
- 28 Pedestrian Sidewalk and Experience
- 29 Downtown Materials
- 30 The Downtown Experience
- 31 Downtown Parking
- 33 Building Development Types
- 34 Architecture in Flemingsburg
- 35 Downtown Furnishings
- 36 Street Trees
- 37 Community Engagement and Outreach
- 40 Top Five Takeaways
- 41 Engagement Summary

### 42 Chapter 4. DOWNTOWN ANALYSIS

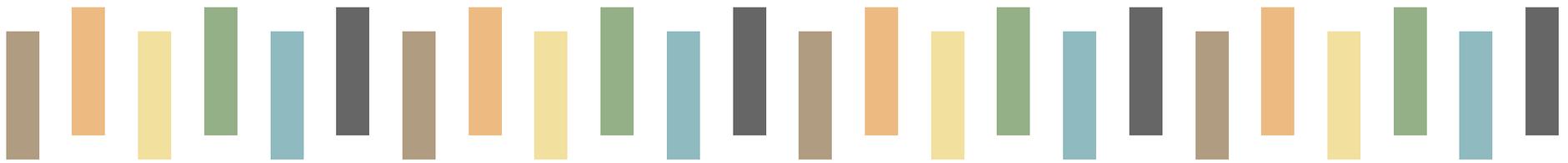
- 43 A Cohesive Downtown Flemingsburg
- 44 Potential Downtown Investment Locations
- 45 Reservoir
- 46 City Park
- 47 Princess Theater Lot
- 48 Existing Gateway Signage

- 50 Entering Downtown
- 51 Downtown Amenities
- 52 Downtown Wayfinding

### 54 Chapter 5. RECOMMENDATIONS

- 55 Actions and Recommendations
- 56 Downtown Wayfinding
- 58 Reservoir Wayfinding
- 59 Reservoir Mile Markers
- 60 Architectural Birdhouses
- 61 City Park Pavilion and Seating
- 63 Princess Theater Plaza

### 69 Chapter 6. GLOSSARY OF TERMS



# ACKNOWLEDGMENTS

## *CITY OF FLEMINGSBURG*

**Amy Bolar**

City Council

**Angie Graham**

City Council

**Bobby Money**

Mayor

## *ROTARY CLUB*

**Tami Thomas**

President

**Regina Rose**

Past President

**Wayne Grannis**

Rotary Club Member

**Kenney Gulley**

President Elect

**Brian Bowling**

Chief of Police

**Becky Bowling**

ABC Administrator

**Rob Conn**

Code enforcement

## *LIONS CLUB*

**Joe Dunaway**

Public Works Director, President of Lions Club,  
Magistrate

## *CHAMBER OF COMMERCE*

**Crystal Ruark**

Executive Director

## *FLEMINGSBURG TOURIST AND CONVENTION COMMISSION*

**Betsy Case**

**Robbie Clark**

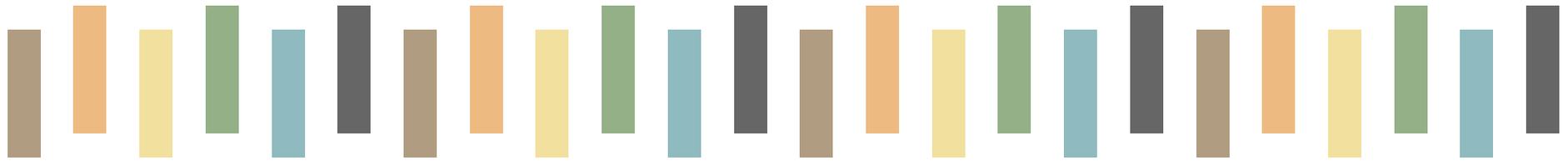
**Melanie Jones**

**Blake Price**

**Jill Royse**

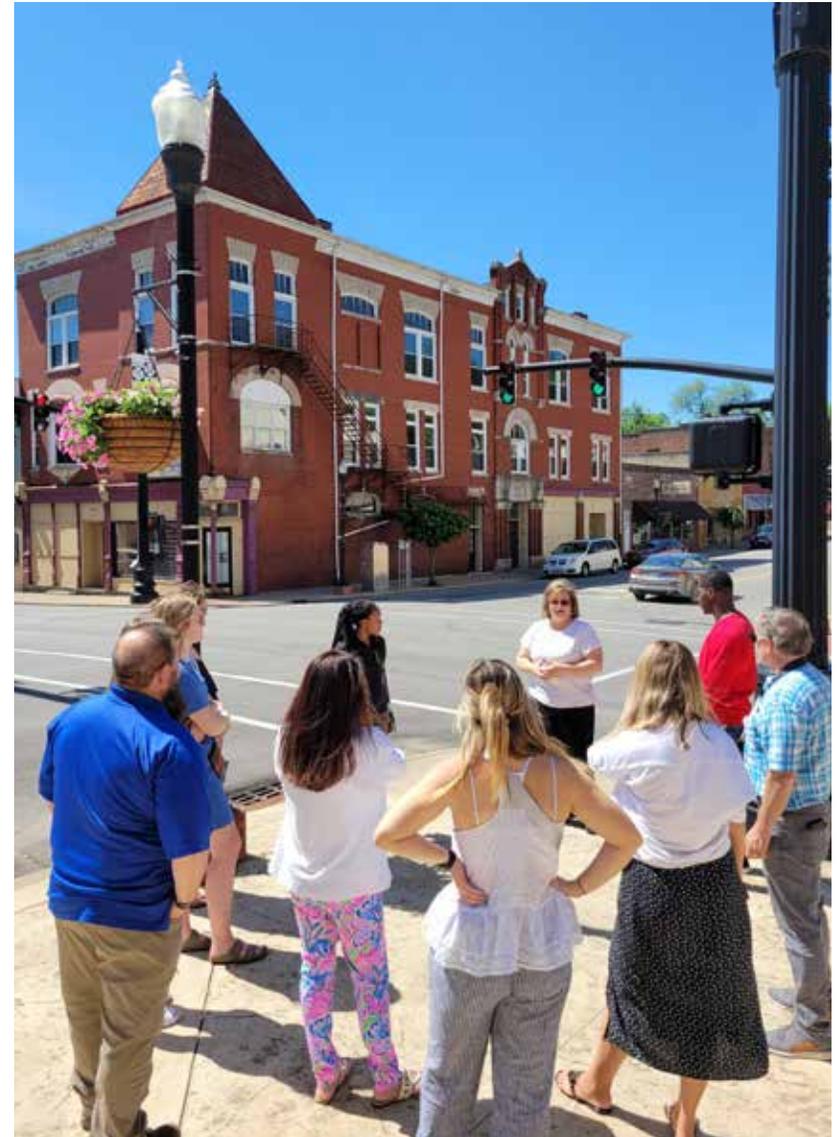
**John Sims, Jr.**

**JP Tranbarger**

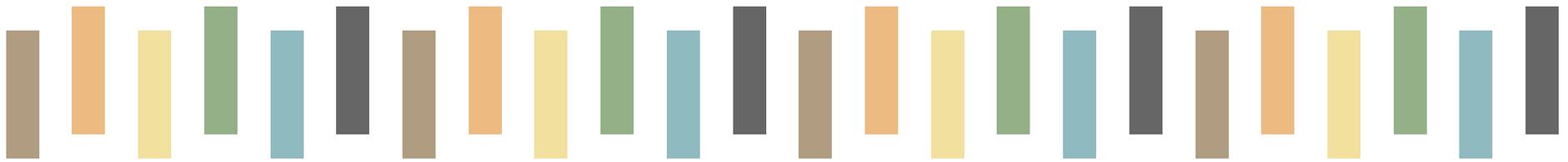


#### *DISCLAIMER*

The University of Kentucky in no way guarantees the work performed by students participating in this academic effort and makes no warranties, expressed or implied, regarding the quality of any product produced. The community sponsor agrees to indemnify and hold harmless the University against any claims arising out of the sponsor's utilization, sale, or transfer of materials developed in the whole or in part by students in the CEDIK Internship Program. Efforts were made to ensure a quality product but it is important to recognize that the final documents are student work for academic purposes.



[Image Right]  
Summer interns touring  
downtown Flemingsburg



## EXECUTIVE SUMMARY

A bridge connects two places, usually over a body of water. But bridges are symbolic of much more than that. They can symbolize connections between people. Bridges can also represent strength, transition, progress and unification. So it is fitting that while engaging with the community in Flemingsburg for this design project during the summer of 2022, these themes were revealed, time and time again.

Our work in Flemingsburg laid the groundwork for residents to unite with a common vision for the future of their city; a vision that honors Flemingsburg's vibrant history, geography, people and perseverance. A plan that "bridges" past, present and future is what is required for Flemingsburg.

From first contact by Fleming County Rotary Club about plans for a new park, the Community Design Program at University of Kentucky immediately recognized the potential for development in downtown Flemingsburg that could provide both immediate and long-term benefit to livability and functionality of the city.

This project is compiled from research undertaken as part of a Community Design Summer Internship immersion in downtown Flemingsburg by undergraduate students at the University of Kentucky. This process is firmly rooted in community engagement, inventory and analysis to ensure that all recommendations support existing efforts and investments.

Any plan for the future of Flemingsburg must be informed by the community's own identity and hopes for the future of their city. The work within this document was guided by, first and foremost, collecting input from the community itself through stakeholder interviews, meetings and engagement activities, facilitated at public events. The summer student cohort worked in the City Hall Annex every Tuesday over the summer, allowing students to connect with residents. In-depth conversations, mixed with the support of a coalition of local partners, enriched this project.

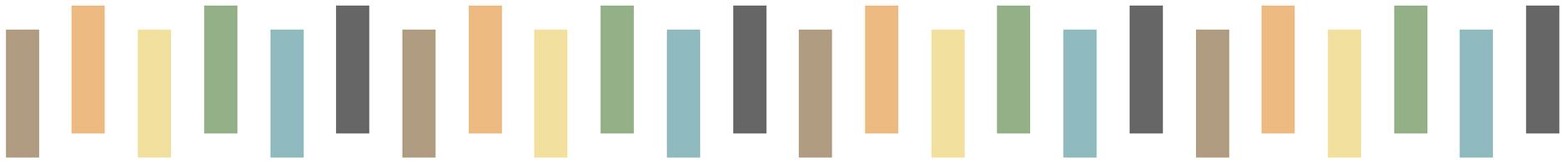
Secondly, research, observations and inventories were conducted by the cohort in order to get a full picture of the many factors

that make up the character of Flemingsburg. Analyzing the history of the town's development, its notable residents, institutions and landmarks, was crucial in developing holistic understanding of Flemingsburg's identity.

The following document provides a snapshot of Flemingsburg as it exists currently, seen through the eyes of both its residents and its visitors and presents opportunities that could be capitalized upon to see that it is experienced as desired going forward.

Flemingsburg and Town Branch Creek, that has run directly through and under parts of downtown since the town's birth, are forever linked, and Fleming County's many covered bridges provide the linkages. The historic, natural and picturesque "Hallmark" feel of downtown can be preserved and extended through intentional community design that celebrates these features and unifies landmarks such as the Reservoir, City Park and Princess Theatre in Flemingsburg for strengthened impact.

Student authored design projects are presented here as a type of menu of options. Projects can be tackled in isolation or in their entirety, and can be selected and implemented as a scaled response, depending on available resources.



Small projects, such as additional plantings, yard games and architectural birdhouses, can be executed cheaply and quickly- possibly even through volunteer or student assistance. Even these small interventions can enhance community pride and engagement.

More involved projects like additional murals, outdoor seating, directional wayfinding and trail mile marker signage can enhance the brand and livability of the city, while being completed at moderate cost and effort.

Larger projects like the preservation of the Princess Theatre facade and creation of a Princess Theatre Plaza and/or City Park Pavilion for community gatherings may require larger amounts of funding, time and manpower, but will yield terrific and measurable impacts for Flemingsburg for years to come.

This project seeks to empower community stakeholders and residents with a deep understanding of Flemingsburg's identity, strengths and opportunities and a vision that unifies voices for future efforts.

On behalf of the students and faculty supporting this project, we would like to thank the City of Flemingsburg and residents for their patience and support.

We hope that these ideas will inspire sustained action for enhancing the community and quality of life in Flemingsburg.

[Image Below]  
Summer interns walking through the Ringos Mill Covered Bridge in Fleming County

